

November 29, 2000

**TO:** Mayor and City Council

**FROM:** John Lettelleir, Director of Planning

**SUBJECT:** Results of the Planning & Zoning Meeting November 28, 2000

**The following item is scheduled for the December 5, 2000 City Council Meeting**

**Revised Preliminary Site Plan:** Lowe's Frisco Addition, Block A, Lots 9, 10, & 11  
**Applicant(s):** W. John Hammerback and The Lissiak Company, Inc.

**DESCRIPTION:**

A retail center on three lots on 5.4 $\pm$  acres on the southeast corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**RECOMMENDATION:**

Recommend for approval as submitted.

SN/sg

cc: Jason Claunch 817-540-1583  
Lawrence Cates 972-980-1627  
Frank Jaromin  
Donnie Mayfield  
Mack Borchardt

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**Agenda No.:** 2f

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**Revised Preliminary Site Plan:** Lowe's Frisco Addition, Block A, Lots 9, 10, & 11

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**DESCRIPTION:**

A retail center on three lots on 5.4± acres on the southeast corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

**REMARKS:**

The revised preliminary site plan shows two retail buildings on Lot 9, a bank with a drive-thru on Lot 10, and a parking lot on lot 11. The previously approved preliminary site plan showed a restaurant that did not conform to the Preston Road Overlay District. The revised preliminary site plan shows slip roads, building setbacks, and landscaping areas conforming to the Preston Road Overlay District. The drive-thru lanes will be screened by trees and shrubs planted on a 10-foot wide landscape island. Buildings will be required to be designed to the Overlay District standards. Access is provided from Warren Parkway and Preston Road. Parking and landscaping are adequate.

**RECOMMENDATIONS:**

Recommend for approval as submitted.